

**VILLAGE OF COLD SPRING
SPECIAL BOARD for a
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN**

**Minutes
Meeting of April 8, 2010
At Cold Spring Firehouse**

Present: Michael Armstrong, Chair; Anne Impellizzeri, Vice Chair; Members: Karen Doyle, Marie Early, Cathryn Fadde, Marshall Mermell, Michael Reisman, Catharine Square

Also Present: Michele Grieg of GreenPlan

The Chair opened the meeting at 7:36 pm.

Remarks of Chair

The Chair expressed thanks for the contribution Tom Rolston made to the board, and noted that Tom has agreed to continue to serve on the riverfront planning group. Armstrong noted that we have learned that the extension of the 2006 agreement with the Department of State, although approved, has not been fully executed, and is unlikely to be for at least two months. We have no word at all on funding.

Anne Impellizzeri distributed copies of a folder from the County on Greenway Pathways which includes ideas relevant to many of our topics, far beyond trails.

Minutes

The minutes for the March 24, 2010 meeting were approved as amended. Marie Early moved that the minutes be approved as amended and Anne Impellizzeri seconded the motion. Marie Early, Anne Impellizzeri, Karen Doyle, Cathryn Fadde, Marshall Mermell, and Michael Reisman all voted to approve. Catharine Square voted not to approve, because the seconds were not named in the minutes.

Plans for Planning Group Meetings

Michele Greig of GreenPlan advised the group on how to conduct the upcoming public meetings. After initially establishing areas of agreement, the bulk of the time should be spent on the areas where there is controversy and disagreement within the community. Michele also suggested ways of getting out the word about the meeting, building up to the main May 22 meeting, and how the meetings should be organized (such as serving refreshments, focusing, dividing into smaller discussion groups that report back to the main group on a topic.)

Anne Impellizzeri said that the Riverfront meeting would focus on a Riverwalk, Boating facilities and Dockside. Michele said that notes should be taken on all conversations and shared, as well as on meetings. Armstrong suggested that these be posted to the portal provided by Marshall Mermell so others can be made aware of any issues. Marshall said he

would provide access to several Special Board members who had not yet used the portal. He also said he would provide a structure so that all notes for each planning group would be together.

Marie Early agreed to draft a script members can use when inviting stakeholders; this will be posted on the portal. Michele suggested that two board members meet with stakeholders whenever possible, so one can take notes as well as help in the discussion as needed.

Cathryn Fadde said that weekends would not work for business owners, and proposed holding the meeting on a Monday evening. Economic Development and Main Street will be merged into a single meeting subject. Cathryn indicated areas of special concern were marketing the village as a destination, a place people will come to. She noted that in particular, increasing mid-week business was important, especially new and different businesses. She suggested we should consider moving the farmer's market to mid-week. We need to answer the question Why are there empty stores on Main Street?

Marie Early said that parking should be targeted in the business meeting, perhaps preceded by a presentation [like the October 2008 parking presentation.] Emphasize the tie-in with funding for village projects.

Armstrong agreed to send a file with business owner names to Cathryn for follow up on the invitations to business owners.

The group set a tentative date of April 26 for Main Street.

Michele urged that all meetings be advertised and publicized.

Michael Reisman outlined plans for the meeting on Marathon/Campbell/Foundry. He suggested the meeting be held Saturday, May 1 at the VFW, and that residents, developer Ken Kearney, and Scenic Hudson all be invited. Michael said that we needed to hash out the use of the Marathon property: there was little interest in commercial. The survey only indicated 8% of respondents wanted the property to be used for residential.

Michele said she would provide information on the economics of different uses to the board members. Light industrial was the most beneficial, usually, and some types of residential were the least beneficial. She urged consideration of compatibility of design in incorporating light industrial or commercial uses in the property. She said that planners today use "form-based" planning instead of focusing on uses. In particular, traditional neighborhood design should be considered.

Anne Impellizzeri asked Michele to provide visuals that would illustrate this. This was particularly important for the Marathon site, but for other presentations as well.

Anne Impellizzeri discussed the focus of village character plans – concentrating on the idea of gateways (the village has five gateways – including Butterfield, Metro North, 9D north, the

riverfront, 301/Nelsonville.) and noted that the Butterfield site had been added to the group's responsibility.

Cathryn Fadde said that Vinny Tamagna was in negotiation with Paul Guillaro to acquire the site in behalf of the county. She said that he saw this as the potential new center for the village, with 44,500 square feet and a village green. This could be a community center holding up to 500 people, the post office could be relocated there, the fire house, village offices, a senior center included.

Anne Impellizzeri asked "What should happen if the village hall and fire house moved off Main Street to the hospital site?" Should there be a village presence on Main Street?

Armstrong said that the Butterfield project was really a keystone project, one that affected virtually every other project we were working on. He said it would be very helpful if Vinny could meet with us to share his plans, and the sooner, the better: April 22 would be ideal. Cathryn said that Vinny would like to meet with the board and she will discuss the April 22 date with him.

Armstrong said that we should address the issue of missing sidewalks under Quality of Life. He noted that Wendy Johnston of Metro North had expressed an interest in visiting the village to look at the possible site of parking east of the railroad station, and of a possible bridge over the railroad between Dockside and the municipal parking lot. The Lunn Terrace link to Boulevard will also be discussed.

Michael Reisman noted that some text was deleted from the Goals, Objectives and Actions report pertaining to Quality of Life and the Environment. Armstrong said he would correct the document.

Karen Doyle said she would like to do an update on water quality for the environment goals.

Marie Early said that plans were set for a meeting with the Fire Company on April 10.

May 22 Meeting Plans

Marie Early volunteered to draft a press release on the May 22 meeting, to run in the next issue of the PCNR and other papers. She will also list the meetings leading up to the May 22 meeting. Michele Greig emphasize the importance of sign-in sheets and making this summary meeting into a celebration of all of the community's work, with balloons, refreshments, and the like.

Public Comments

There were no public comments.

Executive Session

The Special Board adjourned the public meeting to go into Executive session to discuss personnel matters.

The Chair reconvened the regular meeting.

Resolution

Anne Impellizzeri moved that the Special Board ask the Village Board to advertise the opening on the Special Board in the usual way and that the announcement include that applications be submitted by April 20 and that candidates be prepared to meet with the Special Board April 22.

The motion was seconded and approved unanimously.

Adjournment

Michael Reisman moved that the meeting be adjourned. This was seconded and approved unanimously. The meeting adjourned at 10:05 pm.

(Signed) Michael J. Armstrong, Chair, Special Board for a Comprehensive Plan/LWRP